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15086160320

Doc#: 1508616032 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2015 11:39 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY

15BAR34154
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICELO AVE.
OAK FOREST, IL 60452

THE GRANTOR(s), AARON T. RONDEAU and KATHLEEN A. BIRMINGHAM, as joint tenants, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to STEPHANIE SCHARAGA, individually, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

(EXHIBIT A)

SUBJECT TO: covenants, conditions and restrictions of record, and general taxes for the year 2014 and subsequent years.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-08-121-046-1006
Address of Real Estate: 1510 West Grand Avenue, Unit 3W, Chicago, Illinois 60642

CCRD REVIEWER RW

Dated this 27 day of February, 2015

REAL ESTATE TRANSFER TAX

26-Mar-2015



CHICAGO: 2,587.50
CTA: 1,035.00
TOTAL: 3,622.50

17-08-121-046-1006 | 20150301667775 | 1-715-513-728

[Handwritten signature]

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By: *Aaron T. Rondeau*
AARON T. RONDEAU

By: *Kathleen A. Birmingham*
KATHLEEN A. BIRMINGHAM

Subscribed and sworn to before me this 27 day of February, 2015.

Melisa Godinez
Notary Public



REAL ESTATE TRANSFER TAX		27-Mar-2015
	COUNTY:	172.50
	ILLINOIS:	345.00
	TOTAL:	517.50

17-08-121-046-1006 | 20150301667775 | 0-108-177-792

Property of Cook County Clerk's Office

AARON T. RONDEAU

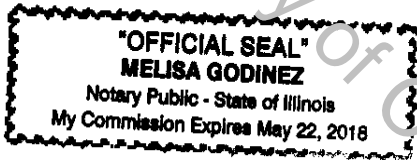
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Kathleen A Birmingham
KATHLEEN A. BIRMINGHAM

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY THAT AARON T. RONDEAU and KATHLEEN A. BIRMINGHAM, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of February, 2015



Melisa Godinez (Notary Public)

Prepared By: Joseph Talarico
Attorney at Law
15000 S. Cicero Avenue
Oak Forest, Illinois 60452

Mail To:
Mr. Max Kanter
Attorney at Law
Bronson & Kahn, LLC.
150 North Wacker, Ste. 1400
Chicago, Illinois 60606

Name & Address of Taxpayer:
STEPHANIE SCHARAGA
1510 West Grand Avenue, Unit 3W
Chicago, Illinois 60642

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EXHIBIT "A"
Legal Description

File No.: 2014-03121-PT

PARCEL 1:

UNIT 3W IN THE 1510 WEST GRAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 3.75 FEET OF LOT 31, LOT 32 AND THE WEST 22.50 FEET OF LOT 33, ALL IN BLOCK 15 IN BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0411332091, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P2 AND S6, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NUMBER 0411332091.

COMMONLY KNOWN AS: 1510 West Grand Avenue, Unit 3W, Chicago, IL 60642

PERMANENT INDEX NO.: 17-08-121-046-1006

Property of Cook County Clerk's Office